094.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	632,400 / 632,400
					USE VALUE:	632,400 / 632,400
					ASSESSED:	632,400 / 632,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGUIRE AMY
Owner 2:	FOREST MELINDA
Owner 3:	
Street 1:	40 PETER TUFTS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOSES JAMES B -
Owner 2:	-
Street 1:	40 PETER TUFTS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Vinyl Exterior and 1566 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4247.000	249,200		383,200	632,400
Total Card	0.098	249,200		383,200	632,400
Total Parcel	0.098	249,200		383,200	632,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.83 | /Parcel: 403.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 61630
GIS Ref
GIS Ref
Insp Date 08/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 094.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,200	0	4,247.	383,200	632,400		Year end	12/23/2021
2021	101	FV	241,400	0	4,247.	383,200	624,600		Year End Roll	12/10/2020
2020	101	FV	241,400	0	4,247.	383,200	624,600	624,600	Year End Roll	12/18/2019
2019	101	FV	199,000	0	4,247.	388,700	587,700	587,700	Year End Roll	1/3/2019
2018	101	FV	207,500	0	4,247.	290,100	497,600	497,600	Year End Roll	12/20/2017
2017	101	FV	207,500	0	4,247.	262,800	470,300	470,300	Year End Roll	1/3/2017
2016	101	FV	207,500	0	4,247.	251,800	459,300	459,300	Year End	1/4/2016
2015	101	FV	195,600	0	4,247.	213,500	409,100	409,100	Year End Roll	12/11/2014

!7736!

PRINT

Date	Time
12/30/21	06:05:22

LAST REV

Date	Time
11/16/21	13:59:27
jorourke	

USER DEFINED

Prior Id # 1:	61630
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7736

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSES JAMES B,	79030-589	1	10/29/2021		803,000	No	No		
MARTIN STEPHEN	29638-33		1/8/1999		225,000	No	No		Dawn Anne Jahn-Moses d.o.d. 6/6/2012 bk 68648

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2016	236	Solar Pa	3,780					
7/25/2012	928	Re-Roof	4,500					
7/27/1998	499	Manual	3,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2021	SQ Returned	JO	Jenny O
11/10/2021	SQ Mailed	MM	Mary M
8/16/2018	MEAS&NOTICE	BS	Barbara S
1/26/2009	Meas/Inspect	345	PATRIOT
3/2/2000	Inspected	276	PATRIOT
2/1/2000	Measured	197	PATRIOT
8/3/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4247		Sq. Ft.	Site		0	70.	1.29	5									383,186						383,200	

Total AC/HA:	0.09750	Total SF/SM:	4247	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	383,186	Spl Credit		Total:	383,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98794085
Adj $ / SQ:	173.384
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361196
Depreciation:	111971
Depreciated Total:	249225

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

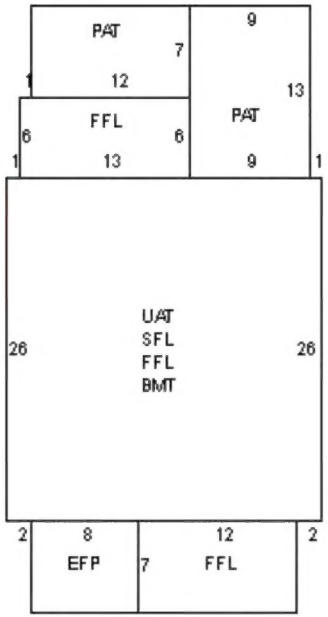
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.38
Special Features:	0	Val/Su Net:	101.84
Final Total:	249200	Val/Su SzAd	176.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	786	173.380	136,280
BMT	Basement	624	52.020	32,457
SFL	Second Floor	624	173.380	108,191
PAT	Patio	201	4.070	817
UAT	Upper Attic	156	121.370	18,933
EFP	Enclos Porch	56	71.720	4,017

Net Sketched Area:	2,447			Total:	300,695
Size Ad	1410	Gross Area	2915	FinArea	1566

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

094.0-0004-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X20	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	